

QUAIL CROSSING HOMEOWNERS ASSOCIATION, INC.

NOTICE

ANNUAL/BUDGET RATIFICATION MEETING

WEDNESDAY, NOVEMBER 18, 2009

7:00 PM – 8:30 PM

FIRE STATION #3 on PACE STREET

If you are unable to attend the Annual/Budget Ratification Meeting, please complete the following proxy and give it to the person you are authorizing to vote for you. You must designate a specific person and not leave the space blank or open-ended. The person you designate must be at the meeting in order for your vote to be cast. If you wish, you may designate the following Board Members to cast your vote: **Nathan Smith, Patrick Hughes, Sara Kerlee, Christopher Conner or Jana Sunberg.** The proxy must be signed and dated. **The Annual Meeting can only take place if a quorum (96 homes) is obtained, so please attend or send your proxy in.**

Items to be discussed and/or voted on at the Annual Meeting of Homeowners includes:

Discussion and ratification of 2010 Budget

Discussion of proposed DRC regulation regarding exterior painting

Election of 1 homeowner to the Board of Directors for a term of 3 Years.

No other topics are currently scheduled for a vote at this time.

PLEASE DETACH AND RETURN TO FOSTER MANAGEMENT

Quail Crossing HOA
C/O Foster Management
PO Box 6125
Longmont, CO 80501
PH:(303) 532-4148 FAX:(888) 697-8805

I hereby authorize _____ or N. Smith, P. Hughes, S. Kerlee, C. Conner, or J. Sunberg **(CIRCLE ONE)** as a Board Member or to cast ballots and/or vote on my behalf at the 2009 Annual / Budget Ratification Meeting of Quail Crossing HOA. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual/Budget Ratification Meeting as presently scheduled.

Unit Owner Name

Unit Owner Signature

Unit Address

Date

NOTE: THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID

If you cannot attend this meeting and would like to have another represent your vote, please insert the name of the attending Homeowner or Board member you would like to represent your interests. Please mail or fax your completed proxy to the address listed above no later than 11/16/09.

The following amendment to the Design Review Committee Design Guidelines is being submitted for discussion at the upcoming Annual Meeting of Quail Crossing Homeowners. This amendment is being considered for adoption to clarify the overall standards of the exterior painting schemes of the community.

**Quail Crossing Residential Association
Design Review Committee Design Guidelines Amendment #1**

Article 7. Section 7.01

In an effort to clarify the requirements for notification when painting the exterior of the property, the following amendment to the DRC Design Guidelines has been adopted by the Board of Directors of the Quail Crossing Residential Association, effective _____.

1. EXTERIOR PAINT SELECTION:

All properties within the Quail Crossing Residential Association Community must conform with the following paint requirements, unless otherwise specifically approved by the DRC Committee:

- a) Homes must be painted one of the 30 approved color schemes for the community.
- b) Exterior Paint must be of a sheen of Flat, Eggshell, or Satin. No Gloss sheens are permitted for use on the exterior of a Unit.
- c) Garage Doors must be painted the same as the body of the property.
- d) Accent and Trim colors specified within the approved color schemes can be interchanged within a single scheme.
- e) Gutters and Downspouts must be painted to match adjacent material color
- f) Any change to the current color scheme of the home must be submitted and approved by the DRC prior to any work being performed.
- g) It is required that adjoining properties, and those directly across the street be of a different color scheme.

NOTE: Samples of the approved color schemes are available from the Management Company for use in obtaining color-matched paint from suppliers other than KWAL PAINT (the original supplier of paint for the community).

2. EXTERIOR PAINT NOTIFICATIONS:

Homeowners performing maintenance painting (using matching color paint of the currently installed paint), do not need to submit any documentation to the DRC Committee prior to work being completed. Homeowners who intend to make any change to the currently installed paint scheme must conform to the above guidelines, as well as submit a DRC Application for review and approval prior to any work being performed.

Signed this ____ day of _____.

President

Attest